

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON OCTOBER 7, 2014.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Property To Be Sold. The property to be sold is described as follows:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND BEING LOT TWENTY-FIVE (25), IN BLOCK SEVEN (7), MAYFAIR SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 19, DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED DATED MAY 26, 1977, FROM SANDRA JEAN FOREMAN TO KENNETH RAY KREJCI, ET UX, OF RECORD IN VOLUME 935, PAGE 706 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH SAID DEED AND ITS RECORDATION THEREOF, REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: October 7, 2014

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the Victoria County Courthouse, at the following location: the Area in front of the east door of the Courthouse facing North Bridge Street; or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the

postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.


4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Justin Richter. The deed of trust is dated August 29, 2011, and is recorded in the office of the County Clerk of Victoria County, Texas, under Clerk's Document No. 201109082 of the Real Property Records of Victoria County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$11,134.39, executed by Justin Richter, and payable to the order of BNC RETAX, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Justin Richter to BNC RETAX, LLC. Propel Financial Services, LLC; 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, assignee of BNC RETAX, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, David Attwood, Eric Wilson, William A. Wilson and/or Matthew Brown, any to act, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 21, 2014.



Brian S. Bellamy, David Attwood, Eric Wilson,
William A. Wilson and/or Matthew Brown, any to
act as Substitute Trustee
SAVRICK SCHUMANN JOHNSON MCGARR
KAMINSKI & SHIRLEY, LLP
The Overlook at Gaines Ranch
4330 Gaines Ranch Loop, Suite 150
Austin, Texas 78735
Telephone: (512) 347-1604
Fax: (512) 347-1676

FILED

DN

2014 JUL 24 A 9:01



COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8586
County Clerk, Victoria County, Texas

FILED

2014 JUL 24 P 3:42

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: January 22, 2008

Amount: \$54,800.00

Grantor(s): EMILY CRUTCHER and GREGORY S. CRUTCHER

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

Recording Information: Document No. 200800828

Legal Description: LOT NO. SIX (6), IN BLOCK NO. ONE (1) OF MEADOWBROOK SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 322, PAGE 23 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Robert S. Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS
Deputy
Deputy

Date of Sale: September 2, 2014 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

OSCAR CABALLERO OR DONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-023823

Oscar Caballero
OSCAR CABALLERO OR DONNA CABALLERO
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: October 07, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2007 and recorded in Document CLERK'S FILE NO. 200715665 real property records of VICTORIA County, Texas, with JENNIFER PERRY AND STEPHEN PERRY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

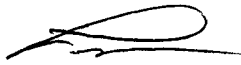
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER PERRY AND STEPHEN PERRY, securing the payment of the indebtednesses in the original principal amount of \$67,770.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.


6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077


JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2014 JUL 28 P 12:35


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004559407

EXHIBIT "A"

BEING A 0.549 ACRE TRACT OF LAND AND BEING ALL OF LOTS 9 AND 10 AND A PORTION OF LOT 11, ALL IN BLOCK 8, SHADY OAKS SECTION II (PLAT RECORDED IN VOLUME 4, PAGE 39 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS) SAID 0.549 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, (55.6 FEET IN WIDTH), SAID IRON ROD BEING THE MOST WESTERN CORNER OF LOT 9, SAME BEING THE MOST NORTHERN CORNER OF LOT 8 OF SAID BLOCK 8, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 42 DEG 12' 00" E, A DISTANCE OF 126.05 FEET ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, SAME BEING THE NORTHWEST LINE OF SAID LOT 9 TO AN EXISTING 5/8 INCH IRON ROD MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE (55.6 FEET IN WIDTH), SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CHORD BEARING AND DISTANCE: S 87 DEG 00' 00" E, 38.75 FEET) AN ARC DISTANCE OF 44.33 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAID IRON ROD BEING THE POINT OF TANGENCY OF SAID CURVE AND A CORNER OF SAID LOT 9, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, (BASE BEARING SHOWN ON RECORDED PLAT) A DISTANCE OF 130.88 FEET ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAME BEING THE NORTHEAST LINES OF 9 AND 10 AND A PORTION OF LOT 11, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 59 DEG 06' 00" W, A DISTANCE OF 77.08 FEET TO AN EXISTING 5/8 INCH IRON ROD MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, A DISTANCE OF 33.59 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHEAST LINE OF SAID LOT 11, SAME BEING THE NORTHWEST LINE OF LOT 12, SAID IRON ROD BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 53 DEG 48' 00" W, A DISTANCE OF 76.75 FEET ALONG THE COMMON LINE BETWEEN THE SAID LOTS 11 AND 12 TO AN EXISTING 5/8 INCH IRON ROD IN THE NORTHEAST LINE OF LOT 8, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF SAID LOT 11, SAME BEING THE MOST WESTERN CORNER OF SAID LOT 12, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36 DEG. 12' 00" W, A DISTANCE OF 156.49 FEET ALONG THE NORTHEAST LINE OF SAID LOT 8, SAME BEING THE SOUTHWEST LINE OF LOTS 11, 10, AND 9 TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.549 ACRE OF LAND, MORE OR LESS.




NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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FILED

2014 JUL 28 P 12:35


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1. **Date, Time, and Place of Sale.**

Date: September 02, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2005 and recorded in Document CLERK'S FILE NO. 200508032 real property records of VICTORIA County, Texas, with TRACY GILLET and KATHY GILLET, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

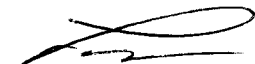
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACY GILLET AND KATHY GILLET, securing the payment of the indebtednesses in the original principal amount of \$118,240.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER THREE (3), OF FOREST HAVEN, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 4 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715


JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

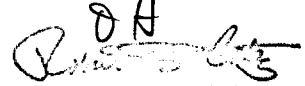


NOS00000004530721

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

FILED

2014 JUL 28 P 12:36

COUNTY CLERK
VICTORIA COUNTY, TEXAS

1. **Date, Time, and Place of Sale.**

Date: September 02, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 06, 2007 and recorded in Document CLERK'S FILE NO. 200703055 real property records of VICTORIA County, Texas, with TINA M. CUNNINGHAM AND BRENT L. CUNNINGHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TINA M. CUNNINGHAM AND BRENT L. CUNNINGHAM, securing the payment of the indebtednesses in the original principal amount of \$142,702.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
PTX-C-32 7105 CORPORATE
PLANO, TX 75024



JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



EXHIBIT "A"

BEING TWO (2) 1.12 ACRE TRACTS OF LAND SITUATED IN THE T. & N. O. R. R. SURVEY NO. 10, ABSTRACT NO. 472, IN VICTORIA COUNTY, TEXAS; SAID 1.12 ACRE TRACTS OF LAND BEING OUT OF THAT 3.362 ACRE TRACT OF LAND CONVEYED TO BERT L. JONES III FROM FRANK SMOLKA BY DEED DATED SEPTEMBER 30, 2004 AND RECORDED IN INSTRUMENT NO 200413535 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS; SAID 1.12 ACRE TRACTS OF LAND ARE DESCRIBED AS TRACT 2 AND TRACT 3, RESPECTIVELY, ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 2

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF A 40 FOOT WIDE ROADWAY EASEMENT LOCALLY KNOWN AS BRUCE LANE, SAME BEING THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAID IRON ROD BEARS, N. 36 DEG 06' 58" W., A DISTANCE OF 127.66 FEET ALONG SAID JONES NORTHEAST LINE FROM AN EXISTING IRON ROD MARKING THE MOST EASTERN CORNER OF THE SAID JONES 3.3 62 ACRE TRACT OF LAND, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 54 DEG 30' 00" W., A DISTANCE OF 40.00 FEET CROSSING SAID BRUCE LANE TO A POINT IN SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THAT 9.09 ACRE TRACT OF LAND CONVEYED TO RICKEY KOOPMAN ET UX BY DEED RECORDED IN VOLUME 1068, PAGE 62 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 54 DEG 30' 00" E., AT A DISTANCE OF 342.35 FEET A POINT IN THE SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF BRUCE LANE, SAME BEING THE NORTHEAST LINE OF THE SAID JONES TRACT, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF BRUCE LANE TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1 .12 ACRES OF LAND, MORE OR LESS. (THE TOPS OF ALL SET 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON AND ASSOC., INC. VICTORIA, TEXAS.")

TRACT 3

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHEAST LINE OF A 40 FOOT WIDE ROADWAY EASEMENT LOCALLY KNOWN AS BRUCE LANE, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 9.09 ACRE TRACT OF LAND CONVEYED TO RICKY KOOPMAN ET UX BY DEED RECORDED IN VOLUME 1068, PAGE 62 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 36 DEG 06' 58" E., (BASE BEARING SHOWN IN JONES DEED) A DISTANCE OF 127.67 FEET ALONG THE NORTHEAST LINE OF BRUCE LANE TO A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAID IRON ROD BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 54 DEG 30' 00" W., A DISTANCE OF 40.00 FEET ACROSS SAID BRUCE LANE TO A POINT IN THE SOUTHEAST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE SAID SOUTHWEST LINE OF THE JONES 3.362 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING AN INTERIOR CORNER OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 54 DEG 30' 00" B., AT A DISTANCE OF 382.35 FEET ALONG THE COMMON LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND AND THE KOOPMAN 9.09 ACRE TRACT OF LAND TO AN EXISTING CORNER POST IN THE SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.12 ACRES OF LAND, MORE OR LESS. (THE TOPS OF ALL SET 5/8 INCH IRON RODS WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON AND ASSOC., INC., OF VICTORIA, TEXAS.")



NOS0000004316089

2014 JUL 28 P 3:21
By: *Janey 2 Palmit, Dep.*
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/13/2003
Grantor(s): TERRI MARETH, AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NEW FREEDOM MORTGAGE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$47,136.00
Recording Information: Instrument 200304505
Property County: Victoria
Property: BEING ALL OF LOT NO. EIGHT (8), IN BLOCK NO. THREE (3), OF TEMPLE HEIGHTS SUBDIVISION SECTION II, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 22, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 2205 EAST MISTLETOE AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

2014 JUL 28 P 3:22

By *Jerry L. Powell, Dep.*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/19/2008
Grantor(s): ANGELA STOVALL AND HUSBAND, NIVORY STOVALL
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,278.00
Recording Information: Instrument 200803352
Property County: Victoria
Property: BEING ALL OF LOT NO. THREE (3) IN BLOCK NO. NINE (9) OF INWOOD TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2 PAGE 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1612 SEGUIN AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

NOTICE OF FORECLOSURE SALE

Date: August 4, 2014

FILED

2014 AUG -4 P 1:37

Deed of Trust:

Date: January 4, 2012

Grantor: Bobby Garcia, a single person and Mary Helen Garcia, a married person

Trustee: Kelly Garrett Kucera

Beneficiary: Yolanda Roberson aka Yolanda Robinson, assigned to Monique P. McGee

County Where Property is Located: Victoria

Recorded In: Instrument Number 201200256, Official Records of Victoria County, Texas; Assignment of Lien, Instrument Number 201210838, Official Records of Victoria County, Texas


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Property To Be Sold.

BEING Lot Number Thirteen (13), in Block Number Five (5), of MEADOWMERE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 309, Page 530, Deed Records of Victoria County, Texas

Date and Time of Sale of Property:

Tuesday, September 2, 2014. The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place of Sale of Property: Courthouse foyer facing Bridge Street, Victoria County Courthouse

Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale.

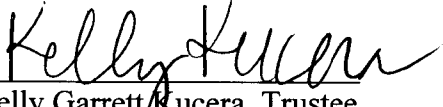
The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Mortgager to Kelly Garrett Kucera, Trustee for the benefit of Yolanda Roberson aka Yolanda Robinson, recorded in **Instrument Number 201200256**, assigned to Monique P. McGee and recorded in **Instrument Number 201210838**, Official Records of Victoria County, Texas.

Obligations Secured.

The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described including but not limited to the Promissory Note of even dated therewith, in the original principal amount of \$40,000.00 and executed by Bobby Garcia and Mary Helen Garcia and payable to the order of Yolanda Roberson aka Yolanda Robinson and all renewals, modifications and extensions of the Note. Monique P. McGee the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Default and Request To Act.

Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is to be given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.



Kelly Garrett Kucera, Trustee
Kelly Garrett Kucera, Attorney at Law
State Bar No. 24049155
P.O. Box 5393
Victoria, Texas 77903
Telephone: 361.576.0145

Notice of Trustee's Sale

FILE No. 8593
County Clerk, Victoria County, Texas

Date: August 5, 2014

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated November 1, 2010, from Maker, Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$49,000.00

Deed of Trust

Date: November 1, 2010

Recording Information: Filed on November 1, 2010, and recorded under document number 201010578 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Twenty-one (21), in Block Number (10), of the PARKWOOD SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 26 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."


STEPHEN A. BEAL, TRUSTEE

FILED

2014 AUG -7 P 3:06


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Bt

Notice of Trustee's Sale

FILE No. 8594
County Clerk, Victoria County, Texas

Date: August 5, 2014

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos St, Midland, Midland County, Texas 79701

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated September 12, 2007, from Maker, Mr. Miguel Ocampo, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$53,500.00

Deed of Trust

Date: September 12, 2007

Recording Information: Filed on September 13, 2007, and recorded under document number 200711993 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Miguel Ocampo and Ms. Maribel Ocampo, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Four (4), in Block Number One (1), of COLEMAN SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 45 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

SUBJECT, HOWEVER, to those certain restrictions and conditions of record in Volume 260, Page 190, Deed Records, Victoria County, Texas, reference to which is heremade for all purposes.

SUBJECT FURTHER to an easement and/or right-of-way as set forth and granted to Texas Central Power Company from J.F. Welder, by instrument dated August 10, 1926, and recorded in Volume 111, Page 209 of the Deed Records of Victoria County, Texas.

SUBJECT FURTHER to a five foot (5') utility easement across the rear of said property herein covered and shown by the map and plat of record in Volume 1, Page 45 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.”


STEPHEN A. BEAL, TRUSTEE

FILED

2014 AUG -7 P 3:07


COUNTY CLERK
VICTORIA COUNTY, TEXAS
BT

Notice of Trustee's Sale

FILE No. 8595
County Clerk, Victoria County, Texas

Date: August 5, 2014

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated April 15, 2011, from Maker, Mr. Jose Leal to Payee, BP-Residential, L.L.C., in the original principal amount of \$19,000.00

Deed of Trust

Date: April 15, 2011

Recording Information: Filed on April 26, 2011, and recorded under document number 201104010 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Leal

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: Being a tract of land 50.0 feet by 65.0 feet of Lot No. 3, in Block No. 63 of the City of Victoria, Victoria County, Texas, and being more particularly described in "A" attached hereto and incorporated herein by reference for all purposes.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the

bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."


STEPHEN A. BEAL, TRUSTEE

FILED

2014 AUG -7 P 3:12


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Bt

Being a tract of land 50 0 feet by 65 0 feet of Lot No Three (3), in Block No Sixty-Three (63) of the City of Victoria, Victoria County, Texas, according to the established map and plat of said City of Victoria, to which map and plat reference is here now made for all purposes. Said tract or parcel of land herein conveyed being more particularly described by metes and bounds as follows, to-wit

BEGINNING at a point in the Northern boundary line of Murray Street, which point of beginning is 88 9 feet in a Westerly direction with the said Northern boundary line of Murray Street from a point marking the intersection of the Western boundary line of Vine Street and the said Northern boundary line of Murray Street,

THENCE in a Westerly direction with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Northerly direction and parallel with the said Western boundary line of Vine Street, a distance of 65 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in an Easterly direction and parallel with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Southerly direction and parallel to the said Western boundary line of Vine Street, a distance of 65 0 feet to the POINT OF BEGINNING, and being a tract of land 50 0 feet by 65 0 feet fronting 50 0 feet on Murray Street and running back between parallel lines, a distance of 65 0 feet

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, September 2, 2014.**

Time: The sale shall begin no earlier than **11:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **2:00 p.m.**

Place: **The sale will take place at the Victoria County Courthouse at the place designated by the Victoria County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (as amended, the "Deed of Trust") recorded under Volume 0328, Page 538, in the Real Property Records of Victoria County, Texas, and executed by Wesley Maurer and Connie Maurer (whether one or more, the "Grantor"), originally for the benefit of Country Place Mortgage, Ltd. and subsequently assigned to 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Note (as amended, the "Note") dated on or about April 8, 1998, in the maximum principal amount of \$83,579.02, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

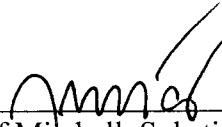
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street, Suite 100
Knoxville, Tennessee 37902
Attn: Elizabeth Wei
Phone: 800.955.0021 ext. 1373
Fax: 800.813.8164

6. Default and Request To Act. Default has occurred under the Deeds of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED: July 29, 2014.



Jeff Mitchell, Substitute Trustee
Higier Allen & Lautin, P.C.
5057 Keller Springs Road, Suite 600
Addison, Texas 75001
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWO (2), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 329, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

FILE No. 8597

County Clerk, Victoria County, Texas
HOME EQUITY POSTING WITH ORDER ATTACHED

3801 LONE TREE ROAD # A
VICTORIA, TX 77901

00000004514444

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: September 02, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 2005 and recorded in Document CLERK'S FILE NO. 200509261 real property records of VICTORIA County, Texas, with THOMAS L. LEE AND PAULA LEE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS L. LEE AND PAULA LEE, securing the payment of the indebtednesses in the original principal amount of \$73,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
PTX-C-32 7105 CORPORATE
PLANO, TX 75024

JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

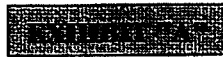
FILED

2014 AUG 11 P 1:28

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004514444



BEING 1.50 ACRE OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 1.50 ACRES BEING ALL OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO THOMAS L. LEE AND WIFE, DONNA R. LEE BY DEED DATED 8/17/84 AND RECORDED IN VOLUME 1276, PAGE 332 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALL OF TRACT I (0.50 ACRE) AND ALL OF TRACT II CONVEYED TO THOMAS L. LEE ET UX PAULA LEE BY DEED DATED JUNE 21, 1996 AND RECORDED IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.50 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING ONE INCH PIPE IN THE EAST LINE OF THAT 50 FOOT WIDE ROADWAY EASEMENT (DESCRIBED IN TRACT III TO THOMAS L. LEE ET UX IN VOLUME 226, PAGE 141) AND LOCALLY KNOWN AS CARAVILLE STREET, SAID PIPE BEING THE MOST NORTHWESTERN CORNER OF THE LEE TRACT I (VOLUME 226, PAGE 141, OFFICIAL RECORDS) SAME BEING THE MOST SOUTHWESTERN CORNER OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO ALFRED ESPINOZA BY DEED RECORDED IN VOLUME 979, PAGE 17 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 85 DEG. 01' 00" EAST, A DISTANCE OF 142.00 FT. ALONG THE NORTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE SOUTH LINE OF THE ESPINOZA 0.50 ACRE TRACT OF LAND TO AN EXISTING ONE INCH IRON PIPE, SAID PIPE BEING THE MOST NORTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHEASTERN CORNER OF THE SAID ESPINOZA 0.50 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 08' 00" EAST, A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF THE LEE THREE 0.50 ACRE TRACT OF LAND, SAME BEING THE WEST LINE OF THAT TRACT OF LAND OWNED BY FRED W. SANDHOP JR. TO AN EXISTING 1/2 INCH IRON PIPE, SAID PIPE BEING THE MOST SOUTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT (VOLUME 1276, PAGE 332) SAME BEING THE MOST NORTHEASTERN CORNER OF THAT 1.17 ACRE TRACT OF LAND CONVEYED TO E.W. HOPKINS BY DEED RECORDED IN VOLUME 782, PAGE 644 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE ALSO BEING THE MOST SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85 DEG. 01' 00" WEST, A DISTANCE OF 142.00 FT. ALONG THE SOUTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF THE HOPKINS 1.17 ACRE TRACT OF LAND, TO AN EXISTING ONE INCH PIPE IN THE EAST LINE OF CARAVILLE STREET, SAID PIPE BEING THE MOST SOUTHWESTERN CORNER OF THE SAID LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST NORTHWESTERN CORNER OF THE SAID HOPKINS 1.17 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 08' 00" WEST, (BASE BEARING SHOWN IN LEE DEEDS) A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF CARAVILLE STREET, SAME BEING THE WEST LINE OF THE LEE THREE 0.50 ACRE TRACTS TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 1.50 ACRES OF LAND. MORE OR LESS.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 1.50 ACRE TRACT OF LAND THE RIGHT TO USE THAT 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED AND GRANTED TO THOMAS L. LEE AS TRACT III IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS IS ALSO HEREBY GRANTED.

ROAD EASEMENT

THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY, IN VICTORIA COUNTY, TEXAS DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 10.08 ACRE TRACT OF LAND SET APART, GRANTED, RELEASED AND CONFIRMED UNTO CATHERINE N. ANDERS, WIFE OF ADOLPH E. ANDERS, BY DEED OF PARTITION FROM NELL C, HOPKINS ET AL, TO EDWARD P. DILLON, ET AL DATED THE 24TH DAY OF SEPTEMBER, 1948, AND RECORDED IN VOLUME 235, PAGE 603 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS (THE SAID CATHERINE N. ANDERS 10.08 ACRE TRACT OF LAND BEING REFERRED TO IN SAID DEED OF PARTITION AS PARTITION TRACT NO. 2) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND, THE SAID PLACE OF BEGINNING NORTH 85 DEG. 01' EAST A DISTANCE OF 523.78 FEET FROM A CONCRETE MONUMENT AT THE NORTHWESTERLY CORNER OF SAID FARM LOT NO. 2;

THENCE SOUTH 04 DEG. 08' EAST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE SOUTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND;

THENCE SOUTH 85 DEG. 01' WEST A DISTANCE OF 50.0 FEET ALONG THE SOUTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER;

THENCE NORTH 04 DEG. 08' WEST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND, THE SAME BEING THE NORTHERLY LINE OF SAID FARM LOT NO. 2;

THENCE NORTH 85 DEG. 01' EAST A DISTANCE OF 50.00 FEET ALONG THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, AND CONTAINING 1.51 ACRES OF LAND. MORE OR LESS.

1

FILED

Cause Number 12-8-73562-B

In re: Order for Foreclosure
Concerning

RECORDED 25 PM 3: 25
-IN THE DISTRICT COURT

Cathy Street

DISTRICT CLERK
VICTORIA COUNTY, TEXAS

3801 LONE TREE ROAD # A,
VICTORIA, TX 77901
Under Tex. R. Civ. Proc. 736

VICTORIA COUNTY, TEXAS

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135th JUDICIAL DISTRICT

DEFAULT HOME EQUITY FORECLOSURE ORDER

On this date the court considered Bank Of America, N.A., Successor By Merger To Bac Home Loans Servicing, Lp, Fka Countrywide Home Loans Servicing Lp, or their successors or assigns (hereinafter "Petitioner"), Tex. R. Civ. P. 736 home equity foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the Motion for Default Order, the pleadings, the affidavits and the arguments of counsel, the court finds:

1. The Respondent(s) and their last known address (Tex. Prop. Code § 51.0001(2)) are as follows:

Thomas L. Lee
3801 Lone Tree Road # A
Victoria, TX 77901

Paula Lee
3801 Lone Tree Road # A
Victoria, TX 77901

2. The commonly known street address of the property encumbered by the lien sought to be foreclosed is 3801 Lone Tree Road # A, Victoria, TX 77901 (the "Property"). The Property legal description is:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.

4. Petitioner is the mortgage servicer and assignee of the Deed of Trust. Thomas L. Lee (hereafter "Obligor" whether one or more) executed the promissory note dated June 22, 2005 in the original principal amount of \$73,600.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.

5. Paula Lee (hereafter "Mortgagor(s)"), are not makers or assumers of the underlying Debt. Mortgagor(s) and Obligors executed a security instrument ("Deed of Trust"), which is recorded in the Victoria County Real Property Records at CLERK'S FILE NO. 200509261.

6. Respondent failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for August 1, 2011 and the installments that have become due after that date. As of 08/01/2012, there are at least 11 unpaid scheduled payments. The amount required to cure the default before 07/24/2012 is \$12,991.39. The amount required to pay off the loan in full before July 24, 2012 is \$80,008.17. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after July 24, 2012, all of which will continue to accrue according to the terms of the Note and Deed of Trust.

8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with

the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; that Petitioner has appointed J. Woolsey, J. Steen V. Hammonds, Or W. Larew or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that Petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law in accordance with Tex. R. Civ. P. 736.9.

IT IS THEREFORE ORDERED that the Petitioner may proceed with a foreclosure sale under the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 25 day of October, 2017.

151 Skipper Ketter
JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

Kimberly Huteaud

Kimberly Huteaud
Texas Bar No. 24038796
Tom Misteli
Texas Bar No. 24058774

Paige E. Bryant
Texas Bar No. 24051920

Ryan Bourgeois
Texas Bar No. 24050314
15000 Surveyor Blvd., Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-386-7673 (Fax)

ATTORNEYS FOR APPLICANT

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: September 02, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 01, 2003 and recorded in Document CLERK'S FILE NO. 200317836 real property records of VICTORIA County, Texas, with LARRY HAVENS AND LINDA HAVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") A S NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY HAVENS AND LINDA HAVENS, securing the payment of the indebtednesses in the original principal amount of \$41,260.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
PTX-C-32 7105 CORPORATE
PLANO, TX 75024

JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
RW
2014 AUG 11 P 1:29

EXHIBIT "A"

BEING A 0.80 ACRE TRACT OF LAND IN THE RAFAEL MANCHOLA GRANT, ABSTRACT 87 IN VICTORIA COUNTY, TEXAS, SAID 0.80 ACRE TRACT OF LAND BEING ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT I) CONVEYED TO THOMAS B. LOLLEY ET UX MILDRED LOLLEY BY DEED DATED FEBRUARY 23, 1960 AND RECORDED IN VOLUME 521 PAGE 432 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALSO ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THOMAS B. LOLLEY ET UX, LAURA M. LOLLEY BY DEED DATED JANUARY 7, 1963 (NOT RECORDED) SAID 0.80 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING METAL PIPE IN THE SOUTHWEST LINE OF STANGE LANE, SAID PIPE BEING THE MOST EASTERN CORNER OF LOLLEY TRACT II, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 02' 00" W., A DISTANCE OF 208.70 FEET ALONG THE SOUTHEAST LINE OF THE LOLLEY TRACT I TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE LOLLEY TRACT I, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 00' 00" W., A DISTANCE OF 168.20 FEET ALONG THE SOUTHWEST LINE OF THE LOLLEY TRACT I AND TRACT II TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 02' 00" E., A DISTANCE OF 208.7 ALONG THE NORTHWEST LINE OF THE LOLLEY TRACT II TO AN EXISTING IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY OF STANGE LANE, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 00' 00" E., (BASE BEARING SHOWN IN LOLLEY DEED) A DISTANCE OF 168.2 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF STANGE LANE, SAME BEING THE NORTHEAST LINES OF THE LOLLEY TRACT II AND TRACT I TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 0.80 ACRE OF LAND, MORE OR LESS.

FILE No. 8599
County Clerk, Victoria County, Texas

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: 9/2/2014

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Courthouse; specifically, the area in front of the East door of the Courthouse Building, located at 115 North Bridge Street
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 3316 MAYFAIR DRIVE, VICTORIA, TX 77901

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 4/24/2007 and recorded 4/27/2007 in Document 200705423 real property records of Victoria county Texas, with Audrey Huntsinger, a single woman grantor(s) and Mortgage Electronic Registration System Inc as Nominee For Alethes LLC., Its Successors And Assigns, as Beneficiary.

4. **Obligation Secured:** Deed of Trust of Contract Lien executed by Audrey Huntsinger, a single woman securing the payment of the indebtedness in the original principal amount of \$74,312.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

5. **Property to be sold:** The property to be sold is described as follows:

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER ONE (1), OF MAYFAIR TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 52 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

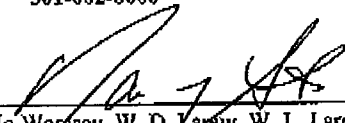
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2014 AUG 11 P 1:34


COUNTY CLERK
VICTORIA COUNTY, TEXAS

6. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Ocwen Loan Servicing, LLC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/o Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
561-682-8000


Jo Woodsey, W. D. Larew, W. L. Larew, Vicki Hammonds, Chance Oliver, or Bret Allen, Stephanie Spurlock, Lateryka Thompkins, Chelsea Jackson, Tanika Smith, Bob Frisch (Current Trustee)
Substitute Trustee
C/o Power Default Services, Inc.
2002 Summit Boulevard, Suite 600
Atlanta, GA 30319
ATTN: Trustee Department
Telephone: 855-427-2204
Fax: (866)-960-8298

Notice of Trustee's Sale

Date: August 11, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/21/2013, in the original principal amount of \$35,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/21/2013, executed by Stacy A. Tyner to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201312975 of the Official Public Records of Victoria County, Texas

Property: (Tract 22) a 5.010 acre tract of land in the Indianola Railroad Company Survey No. 9, A-190, Victoria County Texas.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

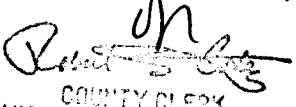
Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Clay E. Morgan

FILED
2014 AUG 12 A 11:46

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 11, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/22/2013, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/22/2013, executed by Reynaldo Trevino, Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201306268 of the Official Public Records of Victoria County, Texas

Property: (Tract 64) A 5.041 Acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

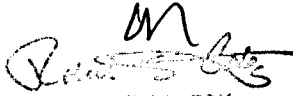
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Clay E. Morgan

FILED

2014 AUG 12 A 11:46


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 11, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 08/15/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 08/15/2012, executed by Lisa K Broll to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209506 of the Official Public Records of Victoria County, Texas

Property: (Tract 15) 5.015 Acres out of the Indianola Railroad Co., Survey #9, A-190, Victoria County, Texas


Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time


Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Clay E. Morgan

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COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 11, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 02/24/2014, in the original principal amount of \$42,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 02/24/2014, executed by George W. Rieck, III to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401932 of the Official Public Records of Victoria County, Texas

Property: (Tract 60) a 5.188 acre tract in the Day Land & Cattle Company Survey, A-477, in Victoria County, Texas.

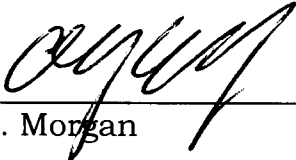
Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.


Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Clay E. Morgan

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COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 11, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 02/24/2014, in the original principal amount of \$61,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 02/24/2014, executed by Ricky Rodriguez & Norma Salinas Rodriguez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401928 of the Official Public Records of Victoria County, Texas

Property: (Tract 79) a 7.734 ac tract in the A.E. Noble Survey, A-380, and Day Land & Cattle Survey, A-477, in Victoria County, Texas.


Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

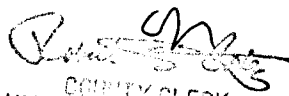
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Clay E. Morgan

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COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8605
County Clerk, Victoria County, Texas


NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: August 9, 2002
Grantor(s): Michelle Bonuz
Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership
Recorded in: Clerk's File No. 200303660
Property County: Victoria County
Legal Description: See Exhibit "A" (more particularly described in the

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COUNTY CLERK
VICTORIA COUNTY, TEXAS

Documents).

Date of Sale: September 2, 2014

Earliest Time Sale will Begin: 11:00 am

Place of Sale of Property: Designated area by Commissioner's Court of Victoria County, being the Victoria County Courthouse.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12th day of August, 2014


Jo Woolsey or W.D. Larew or W.L. Larew or Vicki Hammonds or R. Gary Laws or Jose Martinez
Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057

After Recording Return To:
Texas Specialty Homes, L.P.
P. O. Box 741109
Houston, Texas 77274-1109

EXHIBIT A

All that certain piece, parcel or tract of land lying and being situated in John E. King's Addition to the City of Victoria, Texas, and thus meted and bounded:

BEGINNING at the Southwest corner of Lot No. 12, in Block No. 1, in John E. King's Addition to the City of Victoria, Texas;

THENCE in an easterly direction along the southern boundary lines of Lots Nos. 12 and 11, in said addition for a distance of 96 feet marking the Southeast corner of this tract, that is to say the Southeast corner of Lot No. 11 and the Southwest corner of Lot No. 10;

THENCE in a northerly direction along the eastern boundary line of Lot No. 11, and the western boundary line of Lot No. 10, for a distance of 60 feet marking the Northeast corner of this tract which is 60 feet South 4° East from the Northeast corner of Lot No. 11;

THENCE in a westerly direction across the entirety of Lots Nos. 11 and 12, parallel with the North and South lines thereof for a distance of 96 feet to a stake for corner in the West line of Lot No. 12, and the East line of Goldman Street;

THENCE in a southerly direction with the East line of Goldman Street and West line of Lot No. 12 for a distance of 60 feet to the point of BEGINNING; the above described property being a portion of Lots Nos. 11 and 12 of said John E. King's Addition, and being the same property conveyed by John Hanselman to B. E. Leissner by deed dated October 1, 1931, recorded in Volume 134, Page 631, Deed Records of Victoria County, Texas.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/22/2005
Grantor(s): JOSEPH MARC KING AND SPOUSE, MICHELLE RENEE KING
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$95,004.00
Recording Information: Instrument 200516164
Property County: Victoria
Property: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWELVE (12), OF TANGLEWOOD SECTION V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 410 MAPLEWOOD DRIVE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

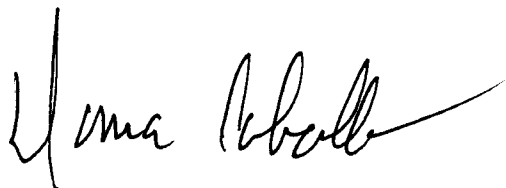
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

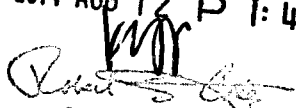
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



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COUNTY CLERK
VICTORIA COUNTY, TEXAS